Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRE8 171116T

Bill Garrett Davidson County
Batch# 44480 DEEDWARR
01/04/2018 11:08:29 AM 2 pgs
Fees: $13.00 Taxes: $1,433.75
20180104-0001326

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $387,500.00

Affiant

Subscribed and sworn to before me, this 29th day of December 2017.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
David Thomas Servodidio 1110 Stainback Avenue Nashville, TN 37207	new owner	082-03-0-333.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Seanache Homes, Inc.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David T. Servodidio and Mary C. Servodidio, , husband and wife , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Sharpe & Horns First Addition to Northeast Nashville, of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 95 fronts 50 feet on the Westerly side of Stainback Avenue and runs back between parallel lines 160 feet, more or less, to an alley.

Being the same property conveyed to Seanache Homes Inc., from Amanda Dean, Successor Trustee of The 1110 Stainback Ave Trust, by Warranty Deed and recorded on August 25, 2016 of record Instrument Number 20160825-0088921, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1110 Stainback Avenue, Nashville, TN 37207.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 29th day of December, 2017.

Seanache Homes, Inc., a Nevada Corporation

By: _____
Richard S. Potts
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Richard S. Potts, President of Seanache Homes, Inc.,** the within named bargainor, **a Nevada Corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Corporation** as such **President**.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of December, 2017.

_____
Notary Public

My Commission expires: 9/5/2021

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2017125636